

WILLIAMSBURG BOARD OF ZONING APPEALS MINUTES

February 5, 2002

The regular meeting of the Williamsburg Board of Zoning Appeals was held on Tuesday, February 5 at 3:00 p.m. in Conference Room 3B, Third Floor, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE

Present were Board members Carr, Chohany, Kafes, Knudson, and White. Also present were Zoning Administrator Murphy and Secretary Scott.

CALL TO ORDER AND MINUTES

2001 Vice Chairman Kafes called the meeting to order.

After Mr. Kafes made a correction to the meeting minutes of January 2, 2002, Mrs. Knudson moved that the minutes be approved as corrected. The motion carried by viva voce vote.

PUBLIC HEARINGS

BZA #03-02: Request of the Colonial Williamsburg Foundation for a special exception in accordance with Article III, Division 12, Section 21-413 to change the use of the Greenhow Tenement from residential use to office use. The property is located at 104 West Duke of Gloucester Street, and is zoned Colonial Williamsburg Historic Area CW. Approved.

[Mrs. White stated that she would recuse herself from discussion and voting on this case since she has a conflict of interest.]

Vice Chairman Kafes introduced the request for a special exception and asked Colonial Williamsburg Foundation representatives present at the meeting today, John Raup and Scott Spence, to comment on the project.

Mr. Raup said that the purpose for the proposed changes is to incorporate the office of the hospitality executive team for hotels/taverns into one area. He noted that the building is restored, not an original structure.

In response to Mr. Kafes' query regarding interior changes, Mr. Spence responded that there will be minor changes, and only those changes required by the building official, e.g., ingress/egress; handicapped accessibility, and fire and safety issues.

Mr. Kafes said he's also concerned with changes to the exterior that would give the building an office-like appearance. Building code requirements such as fire escapes and handicapped ramps may cause some of these changes. Mr. Raup said the Foundation's desire is for the appearance to remain as it is as much as possible.

Mr. Carr asked if there is much foot traffic anticipated into the building, and Mr. Raup said that non-CWF employees will be limited since John Hallowell, President of Hospitality, should be the only one who might have visitors. He added that conference bus activity will still be at the Lodge and noted that the requested use of the building is planned for a couple of years. However, if this central location concept works well, the team may remain an extended period.

Mr. Chohany expressed his concern about any exterior changes and asked if the change in use requires ADA (Americans with Disabilities Act) compliance. Mrs. Murphy responded that building official, John Catlett, would need to address that question. She noted that Architectural Review Board approval is necessary for any exterior change proposed.

Discussion continued with the following points being raised:

- No expanded parking will be necessary
- Central air conditioning will be installed
- The number of Duke of Gloucester Street rental residents waxes and wanes, there is no real pattern. Currently there is a fair number of residents in the historic area, 85 residents.
- There's always a market for the rental houses. Most rent for a short term, but there are some renters who have lived in their homes for 20 and more years.

Mr. Kafes opened the public hearing.

There being no comment the public hearing was closed.

Mrs. Knudson moved that the request for a special exception be approved based on fulfillment of Section 21-97(f)2 which states:

- a. It is designated, constructed and operated to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property;
- b. It does not unreasonably impair an adequate supply of light and air to adjacent property;
- c. It does not increase public danger from fire or otherwise unreasonably restrict public safety;
- d. It does not impair the established property values in surrounding areas.

Mr. Carr seconded the motion which carried by roll call vote of 3-1-1.

Although Mr. Kafes expressed a number of concerns with the proposal and suggested an amendment to the motion, the amendment was not accepted.

Recorded vote on the motion:

Aye: Chohany, Carr, Knudson
No: Kafes
Recuse: White
Absent: None

OLD BUSINESS – None

NEW BUSINESS – Election of Officers

Mr. Carr nominated Mr. Kafes for **Chairman**. Mrs. Knudson seconded the nomination which carried by viva voce vote.

Mr. Kafes nominated Mr. Carr for **Vice Chairman**. Mrs. Knudson seconded the nomination which carried by viva voce vote.

Mr. Chohany nominated Mrs. Knudson for **Secretary**. Mr. Carr seconded the nomination which carried by viva voce vote.

There being no further business before the Board the meeting adjourned at 3:40 p.m.

Respectfully submitted,

Judy Knudson, Secretary
Board of Zoning Appeals